

## Message Text

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C O N F I D E N T I A L MOSCOW 12561

E.O. 11652: GDS

TAGS: AFSP,ABLD, UR,US

SUBJ: WASHINGTON/MOSCOW EMBASSY COMPLEXES

REF: (A) STATE 194802, (B) MOSCOW 12376, (C) 75 STATE 276944

1. SUMMARY - REFTEL B CONTAINED A BRIEF DESCRIPTION OF THE MAJOR AND LONG STANDING REQUESTS BY THE EMBASSY TO SOVIET AUTHORITIES. THIS TELEGRAM REVIEWS THE STATUS OF VARIOUS PROPOSALS WHICH MIGHT PAVE THE WAY FOR AN AGREEMENT TO PERMIT THE SOVIETS TO COMMENCE CONSTRUCTION OF AN APARTMENT BUILDING ON THEIR CHANCERY SITE IN WASHINGTON. END SUMMARY

2. COMMITMENTS ON COST OF CONSTRUCTION FOR NEW EMBASSY COMPLEX IN MOSCOW - THIS ITEM WOULD BE AN IMPORTANT ELEMENT IN ANY AGREEMENT. THE DEPARTMENT HAS PROVIDED COMPLETE, DETAILED BLUEPRINTS AND SPECIFICATIONS TO THE APPROPRIATE SOVIET AUTHORITIES (UPDK). WE HAVE ALSO PROVIDED RUSSIAN TRANSLATIONS FOR ALL OF THE BLUEPRINTS AND SPECIFICATIONS FOR THE NEW MOSCOW COMPLEX WITH THE EXCEPTION OF DIVISIONS 14, 15 AND 16 OF THE SPECIFICATIONS, AND THOSE TRANSLATIONS WILL BE PROVIDED IN 10 DAYS TIME (SEE MOSCOW 12197). ALTHOUGH THE EMBASSY LACKS TECHNICAL EXPERTISE ON CONSTRUCTION MATTERS, IT APPEARS TO US THAT THE SOVIETS ARE NOW IN A POSITION TO PROVIDE COMMITMENTS ON CONSTRUCTION COSTS, INCLUDING MATERIALS, LABOR, AND SERVICES. IT ALSO SEEMS TO US THAT THE SOVIETS SHOULD BE ABLE TO PROVIDE A MAXIMUM COST PER SQUARE METER FOR OUR COMPLEX HERE. IN SUM, WE BELIEVE THAT IT IS NOW TECHNICALLY FEASIBLE FOR THE SOVIETS TO PROVIDE ALL OR MOST OF THE COST DATA REQUESTED SET FORTH IN PARA 1A THROUGH F IN REFTEL C. AN AGREEMENT IN THIS CONFIDENTIAL

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AREA SHOULD ALSO SPECIFICALLY PROVIDE FOR THE ELIMINATION OF THE USUAL UPDK SURCHARGE OR ANY OTHER COSTS NOT ASSESSED ON SOVIET PROJECTS.

3. AGREEMENT ON OCCUPANCY OF SOVIET APARTMENTS IN WASHINGTON- WE BELIEVE THAT ANY AGREEMENT MUST CONTAIN A PROVISION THAT THE SOVIETS SHOULD NOT BE PERMITTED TO OCCUPY THEIR APARTMENT BUILDING IN WASHINGTON UNTIL CONSTRUCTION HAS BEGUN ON THE EMBASSY PROJECT HERE.

4. PROVISION OF AN OPTION TO RETAIN OUR PRESENT MOSCOW CHANCERY - WE ARE CONVINCED THAT THE SOVIETS WILL NOT AGREE TO ANY PROPOSAL WHICH WOULD PERMIT US TO RETAIN OUR PRESENT CHANCERY. IT WOULD ALSO REQUIRE A REVISION OF ARTICLE IX OF MAY 16, 1969 AGREEMENT. TACTICALLY, HOWEVER, WE MIGHT INCLUDE SUCH A PROPOSAL INITIALLY IN OUR NEGOTIATION PACKAGE, BUT SHOULD BE PREPARED TO BACK OFF IT SOON IF SOVIETS SHOW FLEXIBILITY ON OTHER POINTS.

5. ADDITIONAL HOUSING - THE EMBASSY IN FEBRUARY 1975 FORMALLY ASKED UPDK TO PROVIDE APARTMENTS ACCORDING TO THE FOLLOWING SCHEDULE:

NUMBER OF APARTMENTS	DELIVERY DATE
6	SEPTEMBER 1975
6	MARCH 1976
5	DECEMBER 1976
4	JUNE 1977

OF THIS REQUEST, WE HAVE RECEIVED THE FOLLOWING APARTMENTS:

NUMBER OF APARTMENTS	DELIVERY DATE
1	SEPTEMBER 1975
6	MAY 1976

WE ARE THUS 5 APARTMENTS SHORT NOW, AND UPDK HAS INFORMED US NOT TO EXPECT ANY ADDITIONAL APARTMENTS BEFORE THE END OF CALENDAR 1976. THIS REQUEST DOES NOT INCLUDE ADDITIONAL QUARTERS THAT MAY BE REQUIRED FOR OTHER US PERSONNEL TAKING UP RESIDENCE IN MOSCOW IN CONNECTION WITH THE CONSTRUCTION OF THE NEW EMBASSY COMPLEX. THIS ITEM IS IN OUR VIEW A CRITICAL ONE IF THE EMBASSY IS TO BE ABLE TO OPERATE EFFICIENTLY. FIRM COMMITMENTS AS TO DELIVERY DATES AND NUMBER OF APARTMENTS ARE ABSOLUTELY NECESSARY.

6. DIRECT ACCESS TO THE NEW CHANCERY CONSTRUCTION SITE - THE CONFIDENTIAL

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EMBASSY CONTINUES TO BELIEVE THAT DIRECT ACCESS THROUGH THE REAR WALL OF OUR PRESENT PROPERTY TO THE NEW SITE IS IMPORTANT IN ORDER TO FACILITATE THE STORAGE OF CONSTRUCTION MATERIALS, TO PROVIDE OFF-STREET PARKING AND TO PERMIT THE USE OF SHIPPING CONTAINERS AS STORAGE SPACE.

7. ADDITIONAL RECREATIONAL PROPERTY - THE EMBASSY REQUESTED AN ADDITIONAL RECREATIONAL AREA IN AUGUST 1975. TO DATE UPDK HAS NOT MADE A SINGLE OFFER. OVER THE YEARS AS THE EMBASSY STAFF HAS EXPANDED, THE EXISTING RECREATIONAL AREA HAS BECOME MORE CROWDED. FOR EXAMPLE, AN EMBASSY EMPLOYEE AND HIS FAMILY CAN NOW EXPECT TO USE THE DACHA ON THE AVERAGE ABOUT ONCE A YEAR. THIS PROBLEM WILL BECOME EVEN MORE PRESSING WITH

THE INCREASE IN THE PERSONNEL ASSIGNED HERE AS CONSTRUCTION COMMENCES ON THE NEW COMPLEX.

8. ANGLO-AMERICAN SCHOOL - WITH THE INCREASE IN PERSONNEL ASSIGNED TO VARIOUS MISSIONS SERVED BY THE ANGLO-AMERICAN SCHOOL, LARGER AND MORE APPROPRIATE SPACE IS ESSENTIAL. THE MOSCOW CITY AUTHORITIES THEMSELVES HAVE INDICATED THAT THE PRESENT SCHOOL BUILDINGS ARE FIRE TRAPS AND BECAUSE OF THEIR AGE AND OVER-CROWDING THEY CANNOT BE MADE SAFE. INCIDENTALLY, AS IF TO UNDERLINE THE SAFETY PROBLEM, THE AUSTRALIAN EMBASSY WHICH PROVIDES SPACE FOR THE ANGLO-AMERICAN SCHOOL'S KINDERGARTEN IN ITS BASEMENT HAD A SERIOUS AND DESTRUCTIVE FIRE LAST WEEK.

9. INCREASE ELECTRICAL SERVICE FOR THE CHANCERY - IN SEPTEMBER 1975 THE EMBASSY AGREED TO PAY APPROXIMATELY 25,000 RUBLES FOR INCREASED ELECTRICAL SERVICE TO THE CHANCERY. THE PRESENT SERVICE IS TOTALLY INADEQUATE, CAUSES SIGNIFICANT OPERATIONAL DIFFICULTIES, AND REPRESENTS A SAFETY HAZARD. TO DATE THE EMBASSY HAS RECEIVED NO INCREASE IN ELECTRICAL SERVICE, AND WE HAVE HAD NO INDICATION WHEN THIS WORK WILL BE DONE.

10. EXPANSION OF EMBASSY'S MEDICAL FACILITIES - IN FEBRUARY 1976 THE EMBASSY REQUESTED THAT UPDK PROVIDE EXPANDED SPACE FOR BADLY NEEDED MEDICAL TESTING LABORATORY. WE HAVE RECENTLY BEEN TOLD THAT THIS PROJECT COULD NOT BE STARTED "BEFORE 1977".

11. WAREHOUSE FACILITIES - DESPITE REPEATED REQUESTS TO UPDK THE EMBASSY HAS BEEN UNABLE TO OBTAIN ANY OFFER OF WAREHOUSE  
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SPACE TO RELIEVE THE EMBASSY'S CURRENTLY INADEQUATE FACILITIES. THIS PROBLEM WILL BECOME CRITICAL AS THE TIME APPROACHES TO BEGIN CONSTRUCTION ON THE NEW EMBASSY COMPLEX.

12. COMMENT - WE DO NOT TAKE VORONTSOV'S COMMENTS SERIOUSLY THAT THE SOVIETS MIGHT DELIBERATELY DELAY COMPLETION OF THEIR OFFICE BUILDING. THE FACT IS IF WE WERE TO OBTAIN ENOUGH HOUSING IN MOSCOW WE COULD CONVERT HOUSING UNITS IN OUR PRESENT CHANCERY TO OFFICE SPACE. SUCH SPACE WOULD BE NEITHER COMFORTABLE NOR EFFICIENT, BUT IT WOULD BE WORKABLE. IN OUR VIEW VORONTSOV HAS SEIZED ON ONE OF THE SOVIETS WEAKER POINTS. ONCE WE HAVE SUFFICIENT HOUSING SPACE IN MOSCOW WE COULD COMFORTABLY MANAGE THE PROBLEM OF PROVIDING MORE OFFICE SPACE IN THE CHANCERY BY CONVERTING EXISTING APARTMENTS TO OFFICES. IN OTHER WORDS IF THE SOVIETS FOLLOW VORONTSOV'S SUGGESTIONS, IT IS LIKELY TO HURT THEM MUCH MORE THAN US.

13. THE EMBASSY BELIEVES THERE WOULD BE CONSIDERABLE MERIT IN REACHING AN AGREEMENT WITH THE SOVIETS TO PERMIT THEM TO BEGIN APARTMENT CONSTRUCTION IN WASHINGTON, IF IN EXCHANGE, WE CAN EXACT IRON CLAD COMMITMENTS FROM THEM ON MOST OF THE ISSUES LISTED ABOVE. WE ALSO FEEL THAT SINCE WE HAVE PROVIDED THE

SOVIETS WITH ALL OF THE FINAL BLUEPRINTS AND SPECIFICATIONS  
FOR THE NEW CHANCERY COMPLEX HERE, WE ARE IN A FAR STRONGER  
POSITION TECHNICALLY, ESPECIALLY WITH REGARD TO CONSTRUCTION  
COST AND ISSUES, TO REACH A COMPROMISE AGREEMENT THAN WE  
WERE 8 MONTHS AGO. THUS, WE THINK IT IS IN THE US INTEREST TO  
COME TO AN AGREEMENT, IF WE CAN EXACT ENOUGH CONCESSIONS FROM  
THE SOVIETS.  
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